116.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,200 / 776,200
					USE VALUE:	776,200 / 776,200
					ASSESSED:	776,200 / 776,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSEN PAUL E & LINDA K/
Owner 2:	COTRUSTEES/PAUL E OLSEN &
Owner 3:	LINDA K OLSEN TRUST
Street 1:	89 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLSEN PAUL E & LINDA K -
Owner 2:	-
Street 1:	89 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2095 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	370,900	300	405,000	776,200
Total Card	0.145	370,900	300	405,000	776,200
Total Parcel	0.145	370,900	300	405,000	776,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.57 | /Parcel: 370.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74207

GIS Ref

GIS Ref

Insp Date 10/23/18

!8980!

PREVIOUS ASSESSMENT

Parcel ID 116.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,900	300	6,300.	405,000	776,200	776,200	Year End Roll	12/18/2019
2019	101	FV	280,000	300	6,300.	399,200	679,500	679,500	Year End Roll	1/3/2019
2018	101	FV	280,000	300	6,300.	306,600	586,900	586,900	Year End Roll	12/20/2017
2017	101	FV	280,000	300	6,300.	289,300	569,600	569,600	Year End Roll	1/3/2017
2016	101	FV	280,000	300	6,300.	266,100	546,400	546,400	Year End	1/4/2016
2015	101	FV	264,300	300	6,300.	248,800	513,400	513,400	Year End Roll	12/11/2014
2014	101	FV	264,300	300	6,300.	229,100	493,700	493,700	Year End Roll	12/16/2013
2013	101	FV	264,900	400	6,300.	241,200	506,500	506,500		12/13/2012

PRINT

Date	Time
12/10/20	23:30:25

LAST REV

Date	Time
12/01/20	10:34:02
jorourke	
8980	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLSEN PAUL E &	64454-136		11/3/2014	Convenience	1	No	No		
	14059-245		9/1/1980		69,900	No	No		Y

USER DEFINED

Prior Id # 1:	74207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2008	86	Redo Bat	14,985			G9	GR FY09	
3/18/2004	180	Re-Roof	9,200					

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	Inspected	CC	Chris C
9/24/2018	MEAS&NOTICE	CC	Chris C
3/6/2013	Inspected	BR	B Rossignol
11/22/2008	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/10/2000	Measured	263	PATRIOT
9/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	70.	0.92	6			Topo	-5					404,986						405,000	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,986 | Spl Credit | Total: 405,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15128899
Const Adj.:	1.00470054
Adj $ / SQ:	150.371
Other Features:	88750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455678
Depreciation:	84756
Depreciated Total:	370922

COMMENTS

P D A S.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

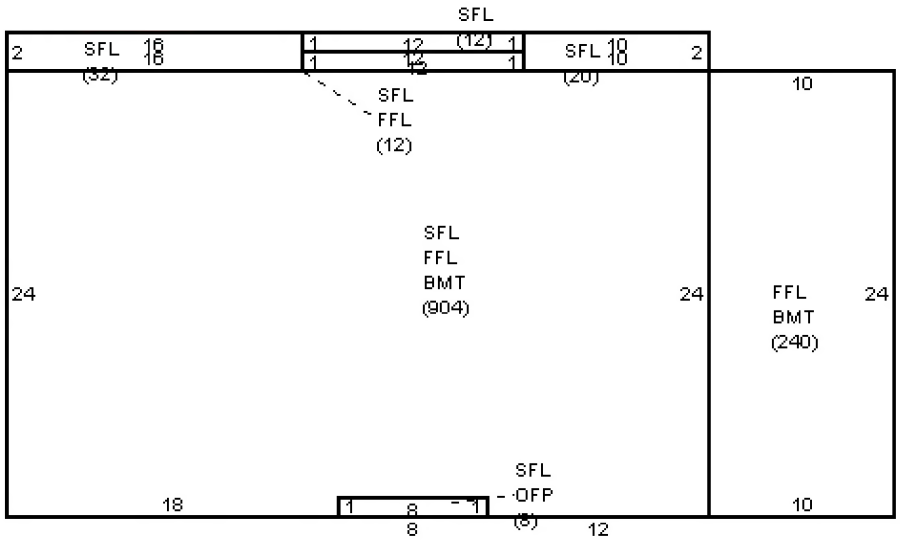
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.37
Special Features:	0	Val/Su Net:	114.23
Final Total:	370900	Val/Su SzAd	177.07

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,156	150.370	173,829
BMT	Basement	1,144	45.110	51,607
SFL	Second Floor	939	150.370	141,138
OFP	Open Porch	8	44.210	354
	Net Sketched Area:	3,247	Total:	366,928
Size Ad	2094.5999	Gross Are	3296	FinArea 2095

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X9	A	FR	1960	4.85	T	51	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300